PICK-UP

This instrument was prepared by:
Willie Myers
3903 Brush Hill Rd,
Nashville, Tennessee, 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Willie Myers
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 20 00.
Brandi Wells
Deputy Register

Instr:200003230029651 Page: 1 OF 2
REC'D FOR REC 03/23/2000 2:01:27PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

72-11
269

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 28th day of February, 2000, by first party, Homer E. Goodwin
whose post office address is 2517 Batavia Street Nashville, TN 37208
to second party, Willie Myers & Carol Myers
whose post office address is 3903 Brush Hill Road, Nashville, Tennessee 37216

New Owner Tax Bills

WITNESSETH, That the said first party, for good consideration and for the sum of $ (0) Zero paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit: SEE Attached Document:

Improved Property located at 1439 Ann Street Nashville TN. 37216

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Witness

Homer Goodwin
First Party

Willie Myers Carolyn Myers
Second Party

STATE OF TN
COUNTY OF DAVIDSON
On 2-28-00 before me, Joseph A Spicer, personally appeared
, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Signature Joseph A. Spicer

JOSEPH A. SPICER NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires Nov. 24, 2001

Affiant ____Known ____Unknown
ID Produced_____
(Seal)

Return to: LAW OFFICE OF RICHARD MANSON
1314 5TH AVENUE NORTH
GERMANTOWN CENTER, SUITE 300
NASHVILLE, TN 37208

This instrument was prepared by:
LAW OFFICE OF RICHARD MANSON

DEED OF TRUST

☐ If box is checked, this Deed of Trust secures advances to be made under either a ☐ Construction Loan Agreement, or a ☐ Home Improvement Loan Agreement as indicated.

☐ IF BOX IS CHECKED, THIS IS AN "OPEN END MORTGAGE", AS DEFINED IN CHAPTER 137, 1987 PUBLIC ACTS OF TENNESSEE, AND BORROWER(S) HEREBY ACKNOWLEDGE(S) NOTICE THAT SAID PUBLIC CHAPTER 137 GIVES BORROWER(S) THE RIGHT, BY COMPLYING WITH ITS PROVISIONS, TO REDUCE THE LIMIT ON THE MAXIMUM AMOUNT OF INDEBTEDNESS SECURED BY THIS DEED OF TRUST. THE REQUIRED NOTICE OF LIMITATION SHALL BE SERVED ON LENDER IN THE FORMAT AND AT THE ADDRESS STATED IN THE OPEN-END CREDIT AGREEMENT.

☐ If box is checked, this Deed of Trust secures OBLIGATORY advances to be used for commercial purposes.

This Deed of Trust, made this 26th day of September, 1996,
is from Deborah Thomas and Homer E. Goodwin, both unmarried with rights of survivorship (the "Borrower"),
to Richard Manson, of Davidson County, Tennessee, (the "Trustee"), to secure obligations owed to _____, (the "Lender").

Borrower, in consideration of the indebtedness herein recited, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has this day bargained and sold and does hereby transfer and convey to Trustee the following described real property (the "Property") located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, the easterly 100 feet of Lots Nos. 56 and 61 on the Plan of W. J. Myers Subdivision as of record in Book 332, Page 66, Register's Office for said County.

The easterly 100 feet of Lots Nos. 56 and 61 front 100 feet on the northerly side of Ann, formerly Otay Street and extends back between parallel lines with the westerly margin of an alley 120 feet to the southerly line of Lot No. 53.

Being the same property conveyed to Grantor by deed of even date being recorded simultaneously herewith. Book 10223, Page 601

Deborah Thomas is Now deceased.

BOOK 10223 PG 604

96 OCT 11 PM 3:25

DAVIDSON COUNTY, TN. REGISTER

IDENTIF. & REFERENCE

2110096

together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the property, and any or all fixtures and improvements now or hereafter attached to the Property.

The Property is ☒ improved ☐ unimproved and is located at 1439 Ann Street, Nashville, TN 37216

The Borrower hereby expressly waives and conveys to the Trustee his statutory right of redemption; and, all homestead, dower and all other exemptions and marital rights.

TO HAVE AND TO HOLD the property to the above named Trustee, and his successors and assigns forever.

Borrower covenants that Borrower has good right, full power, and lawful authority to convey the property to the Trustee; that Borrower will warrant and defend the title to the property against all claims.

Borrower covenants that Borrower is lawfully seized of the property and that the same is free and clear of all taxes, liens and encumbrances whatsoever, except the following: (if none, so state).

NONE